

076.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

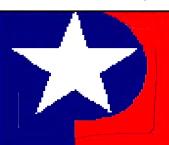
893,700 / 893,700

USE VALUE:

893,700 / 893,700

ASSESSED:

893,700 / 893,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HODGKINSON JOHN R-ETAL	
Owner 2: HODGKINSON ELIZABETH S	
Owner 3:	

Street 1: 18 COLLEGE AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,292 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Brick Veneer Exterior and 3232 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	
t	

BUILDING PERMITS	
Date	Number
8/16/2000	667

ACTIVITY INFORMATION	
Date	Result
11/7/2018	MEAS&NOTICE
4/2/2009	Measured
8/16/2001	Permit Visit
12/13/1999	Inspected
12/3/1999	Missed Appt.
10/13/1999	Mailer Sent
10/13/1999	Measured
1/23/1995	CM
Sign:	VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6292	Sq. Ft.	Site	0	70.	0.97	12														

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
426,130						426,100	

Total AC/HA: 0.14444	Total SF/SM: 6292	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 426,130	Spl Credit	Total: 426,100
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	- Colonial			Full Bath: 1	Rating: Good			SCUTTLE HOLE.												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Good															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:															
Sec Wall: 1	- Wood Shingl 50%			OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: cedar				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fppl: 2	Rating: Good			Other												
GENERAL INFORMATION				WSFlue:	Rating:			Upper												
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2												
Year Blt: 1946	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdct: G4	Fact: .			Floor:				Totals RMS: 7 BRs: 4 Baths: 1 HB												
Const Mod:				% Own:				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name:				Exterior:				No Unit RMS BRS FL								
INTERIOR INFORMATION				DEPRECIATION				Interior:				1 7 4								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions: 2000												
Prim Int Wall: 1	- Drywall			Functional:				Kitchen:												
Sec Int Wall:				Economic:				Baths:												
Partition: T	- Typical			Special:				Plumbing:												
Prim Floors: 3	- Hardwood			Override:				Electric:												
Sec Floors:				Total: 18.6 %				Heating:												
Bsmnt Flr: 4	- Carpet							General:				Totals 1 7 4								
Subfloor:																				
Bsmnt Gar: 1																				
Electric: 3	- Typical																			
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 1	- Oil																			
Heat Type: 3	- Forced H/W																			
# Heat Sys: 1																				
% Heated: 100																				
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				
SPEC FEATURES/YARD ITEMS																Color:				
PARCEL ID 076.0-0004-0003.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:								

RESIDENTIAL GRID

12	33
12	
12	SFL FFL BMT (792)
2	SFL 33 (66)

5 7 UnSketched SubAreas: FAD: 744.

12	FFL 17 BMT (119)
12	7
12	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	959	59,290	56,860	BMT	100	RRM	70	C	
FFL	First Floor	959	135,830	130,263						
SFL	Second Floor	858	135,830	116,544						
FAD	Addition	744	135,830	101,059						
Net Sketched Area: 3,520 Total: 404,726										
Size Ad	2561	Gross Are	3520	FinArea	3232					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	959	59,290	56,860	BMT	100	RRM	70	C	
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SFL	Second Floor	858	135,830	116,544						
FAD	Addition	744	135,830	101,059						
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IMAGE

AssessPro Patriot Properties, Inc